



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HYBRID HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
MARK PURDY PRESIDING
SEPTEMBER 16, 2021
9:00 A.M.**

Staff Present:

Tasha Williams, Administrative Supervisor
Diana Cahill, Administrative Assistant
Doris Coleman, Administrative Assistant
Alicia Joseph, Administrative Assistant
Katie Williams, Administrative Assistant
Morgan Dunn, Administrative Supervisor
Rhonda Hasan, Assistant City Attorney
Alexander Albores, Building Inspector
Nebojsa Madic, Building Inspector
Leonardo Martinez, Building Inspector
Jorge Martinez, Building Inspector
Nebojsa Madic, Building Inspector
George Oliva, Chief Building Inspector
Joe Pasquariello, Assistant Building Official
Mary Rich, Code Compliance Officer
Hector Suarez, Code Compliance Officer

Respondents and witnesses

BE21020020: Joseph Dobos, architect
CE20120122: Bob Swindell, owner
BE20100038: Victor Blackwood, owner
BE21030082: Connie Dentrinidad, representative
CE20120615: Coutian Causely; Perry Ecton, owners
BE21060138: David Medici, owner
BE20050382: Pierre Petit-Frere, pastor
BE20060089: Valarie Edwards-Calhoun, representative

CE20070604: Daniel Tallon, owner
CE20110009: Carline Ulysse, owner
CE20061384: Oscar Herrera, owner; Suinglio Espejo, contractor
TAM-VIO-21060008: Nectaria Chakas, attorney
BE21070268: Michael Govern, owner
CE20081048: Karen Francis, representative
CE20060918: Haydee Kozich, owner
BE21030001: Michael Pizzi, attorney

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

Case: BE21060138

1016 NE 13 AVE
MEDICI PROPERTIES LLC

This case was first heard on 7/15/21 to comply by 8/26/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

David Medici, owner, said he had obtained estimates to demolish the carport or to re-roof it. He was contemplating demolishing the entire structure. Mr. Medici stated some workers had been taken ill with COVID, causing delays. He requested more time to obtain additional estimates.

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Leonardo Martinez, Building Inspector, said this case related to the unsafe carport only. There was another case against this property regarding the illegal conversion from a duplex to a triplex. He suggested an extension.

Judge Purdy granted a 63-day extension, during which time no fines would accrue and ordered the respondent to attend the 11/18/21 hearing.

Case: BE20060089

1705 SW 4 CT
EDWARDS, MILLIE

This case was first heard on 6/17/21 to comply by 7/29/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Valarie Calhoun, the owner's daughter, said a contractor was supposed to re-roof the house but had not. The contractor had also replaced a water heater without a permit and put a lien on the home for an addition that was never done.

Ms. Hasan said this case concerned an expired permit and Ms. Calhoun said she had just paid for two permits and had someone working on it. She requested a 90-day extension. Ms. Hasan said for this case, the water heater needed to have a permit and pass inspections.

Jorge Martinez, Building Inspector, recommended 42-day extension.

Judge Purdy granted a 42-day extension, during which time no fines would accrue.

Case: TAM-VIO-21060008

CITATION

3029 ALHAMBRA ST
KW ALHAMBRA PROPERTY LP

This case was first cited on 6/28/21 to comply by 6/28/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed. No appeal had been received.

Morgan Dunn, Administrative Supervisor, explained the violation related to an unpermitted crane. The violation was in compliance the following day. She recommended imposition of the fines.

Nectaria Chakas, attorney, agreed with the fine.

Judge Purdy imposed the \$1,000 fine.

Case: CE20061384

2641 SW 12 TER
HERRERA, OSCAR H

This case was first heard on 6/17/21 to comply by 8/19/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, said there had been corrections pending on the permit application since 6/28/21.

Suinglio Espejo, contractor, said the permit application was in review. He requested 30 days to pull the permits. He said he needed a structural engineer. Mr. Espejo said the first contractor had done nothing.

Judge Purdy granted a 49-day extension, during which time no fines would accrue.

Case: CE20060918

4710 NE 30 TER
KOZICH, HAYDEE L

This case was first heard on 5/20/21 to comply by 7/22/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting no fine be imposed.

Alexander Albores, Building Inspector, confirmed the property was in compliance. He said the owner had been very cooperative and recommended no fine be imposed.

Haydee Kozich, owner, agreed to the fine reduction.

Judge Purdy imposed no fine.

Case: BE20100038

710 SW 38 TER
BLACKWOOD, VICTOR C

This case was first heard on 2/18/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jose Saragusti, Building Inspector, recommended a 63-day extension.

Victor Blackwood, owner, said the people hired to do the work had taken his money and not done the work, so he needed to save the money again to have the work done. He was seeking someone else to do the work.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

Case: CE20081048

3904 SW 13 CT 1-7
FLAMINGO 1777 LLC

This case was first heard on 6/17/21 to comply by 8/19/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, said he had met with representatives from the Fire Department and the chief plumbing and electrical inspectors at the property and they agreed that the property would be in compliance after applying for a plumbing permit. The electrical work was in compliance. He recommended a 20-day extension.

Karen Francis, representative, agreed.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

Case: BE21070268

CITATION APPEAL

3450 NE 30 ST
2929 CENTER LLC

This case was first cited on 7/23/21 to comply by 7/24/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,200 and the City was requesting the full fine be imposed. The appeal had been received prior to the deadline.

Hector Suarez, Code Compliance Officer, said the property had been cited on 7/23/21 for dirt, silt and rocks discharging on the roadway. The property was in compliance on 8/2/21.

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Michael Govern, owner, said the silt fence had been damaged but repaired soon after the citation. He requested a reduction of the fine. Officer Suarez said he would not object to a reduction of the fines to \$900.

Ms. Hasan said the special Magistrate could reduce the fine, since the appeal had been received timely.

Judge Purdy imposed a \$900 fine for the time the property was out of compliance.

Case: CE20070604
1897 SW 28 AVE
TALLON, DANIEL

This case was first heard on 4/15/21 to comply by 5/27/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,400 and the City was requesting the full fine be imposed.

Daniel Tallon, owner, requested a fine reduction.

Hector Suarez, Code Compliance Officer, said administrative costs totaled \$893.

Judge Purdy imposed administrative costs of \$893.

Case: BE21020020
4 PELICAN DR
SENDOWSKI FAM TR;
SENDOWSKI, J & PAMELA TRUSTEE

This case was first heard on 5/20/21 to comply by 8/19/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Leonardo Martinez, Building Inspector, reported the engineer had signed off on the application for a Certificate of Occupancy. He recommended a 28-day extension.

Joseph Dobos, architect, said the engineer had signed off and the drawings were approved.

Judge Purdy granted a 28-day extension, during which time no fines would accrue.

Case: BE21030082
801 SW 4 ST
SEBER, JOSEPH & CRISTINA

Service was via posting at the property on 7/22/21 and at City Hall on 9/2/21.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-1(d)

ANY VIOLATION OF THE FLORIDA BUILDING CODE SHALL BE A VIOLATION OF THIS SECTION AND PUNISHABLE AS PROVIDED FOR IN THIS SECTION. THERE IS CONSTRUCTION WORK AT THIS PROPERTY THAT WAS STARTED WITHOUT OBTAINING THE REQUIRED PERMITS AS PER FBC 105.1 CONSISTING OF BUT NOT LIMITED TO:
WOOD FENCE AND PORCH.

Officer Rich presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

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Connie Dentrinidad, representative, said the fence had been demolished. Officer Rich said some of the fence remained and needed a permit.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

Case: BE21030001
5300 POWERLINE RD A
DEZER POWERLINE LLC

CONTINUED FROM 6/17/21 HEARING

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
APPROVED PLANS FROM LAST REMODELING PERMIT 14110448 ISSUED 02/04/2015
DOESN'T MATCH EXISTING FLOOR PLAN.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 180 days or a fine of \$100 per day.

Michael Pizzi, attorney, said the architect was comparing the plans to the property to determine if work had been done.

Judge Purdy found in favor of the City and ordered compliance within 182 days or a fine of \$100 per day.

Case: BE21010003
3000 NW 69 CT COMMON AREA
PALM-AIRE VILLAGE CONDO ASSN #1 INC

Service was via posting at the property on 8/5/21 and at City Hall on 9/2/21.

Alexander Albores, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 105.1

THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER BUT NOT LIMITED TO:
FENCE AND PLUMBING REPAIRS.

Inspector Albores presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

Case: BE21050065
2775 NW 63 CT
CHARLESTON ENTERPRISES LLC

Service was via posting at the property on 8/28/21 and at City Hall on 9/2/21.

George Oliva, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Chief Oliva presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

Case: BE20050439

1611 S ANDREWS AVE
NORTH BROWARD HOSPITAL DISTRICT

Service was via posting at the property on 8/28/21 and at City Hall on 9/2/21.

George Oliva, Chief Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2017) 110.15

PURSUANT TO FLORIDA BUILDING CODE AND THE POLICY ESTABLISHED BY THE BROWARD COUNTY BOARD OF RULES AND APPEALS FOR THE BUILDING SAFETY INSPECTION PROGRAM, THE FOLLOWING HAS NOT BEEN FULLY COMPLIED WITH:

THE REQUIRED 40 YEARS BUILDING SAFETY INSPECTION REPORTS OR THE 10 YEARS RECERTIFICATION INSPECTION REPORTS PREPARED BY A PROFESSIONAL ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF FLORIDA HAS NOT BEEN FURNISHED TO THE BUILDING OFFICIAL WITHIN 90 DAYS OF THE INITIAL NOTICE SENT TO YOU.

Chief Oliva presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day.

Case: BE21070147

401 NW 7 TER
MT HERMON AFRICAN METHODIST EPISCOPAL CHURCH INC

Service was via posting at the property on 8/28/21 and at City Hall on 9/2/21.

Hector Suarez, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: Sec. 28-155.(a)

THE EXISTING FIRE BACKFLOW PREVENTION DEVICE HAS NOT BEEN TESTED FOR THE SUBSEQUENT RECERTIFICATION AS PER CITY OF FORT LAUDERDALE MUNICIPAL CODE OF ORDINANCES (CHAPTER 25-153, 28-155). CCN 4Y27-C3SV

Officer Suarez presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: BE21070099

1534 SE 15 ST
EGE HOLDINGS LLC

Service was via posting at the property on 8/28/21 and at City Hall on 9/2/21.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 116.1.1
BUILDINGS OR STRUCTURES THAT IN THE OPINION OF THE BUILDING OFFICIAL ARE, BECOME
UNSAFE, OR WHICH HAVE BEEN SUBSTANTIALLY DAMAGED OR OTHERWISE SHALL BE
DEEMED UNSAFE BUILDINGS AND A PERMIT SHALL BE OBTAINED TO DEMOLISH THE
STRUCTURE OR BRING THE BUILDING TO COMPLY WITH THE APPLICABLE CODE.

VIOLATIONS: 9-280(d)
SLAB ON GRADE UNDER WOODEN STRUCTURE LOCATED IN THE REAR OF THE BUILDING
NEAR SEAWALL. STUCCO CRACK ON MAIN BUILDING.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$50 per day, per violation.

Judge Purdy found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

Case: BE21060081

2617 NE 13 CT
AMC FROST'S BEACHHOUSE TWO LLC

Service was via posting at the property on 8/28/21 and at City Hall on 9/2/21.

Leonardo Martinez, Building Inspector, testified to the following violation(s):

VIOLATIONS: FBC(2020) 105.1
THIS BUILDING HAS BEEN ILLEGALLY ALTERED AND CONSTRUCTION WORK ILLEGALLY
PERFORMED, WITHOUT OBTAINING THE REQUIRED PERMITS, IN THE FOLLOWING MANNER
BUT NOT LIMITED TO:
LAUNDRY ROOM PLUMBING. NEW PAVERS. AC'S CHANGEOUT. POOL HEATER.

Inspector Martinez presented the case file into evidence and recommended ordering compliance within 84 days or a fine of \$50 per day.

Judge Purdy found in favor of the City and ordered compliance within 84 days or a fine of \$50 per day.

Case: BE21030089

1020 NW 23 AVE
PUBLIC STORAGE PROP IV LTD; DEPT PT-FL 00415-01

This was a request to vacate the Final Order dated 5/20/21.

Judge Purdy vacated the Final Order dated 5/20/21.

Case: BE20040087

131 SW 31 AVE
CANNELLA, JANICE

This case was first heard on 6/17/21 to comply by 7/29/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$2,400 fine, which would continue to accrue until the property was in compliance.

Case: CE20090639

1224 NW 11 PL
SWABY, DENNIS

This case was first heard on 6/7/21 to comply by 7/29/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$2,400 fine, which would continue to accrue until the property was in compliance.

Case: BE20080078

5548 NW 9 AVE
TIITF/STATE OF FLORIDA;
POMPANO BEACH CONVICT CAMP

This case was first heard on 4/15/21 to comply by 5/27/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$550 and the City was requesting the full fine be imposed.

Judge Purdy imposed the \$550 fine.

Case: BE20120013

2549 SUGARLOAF LN
ARRIBAS, JOSE I & BEATRIZ C

This case was first heard on 6/17/21 to comply by 7/15/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,250 and the City was requesting \$575 in administrative costs.

Judge Purdy imposed administrative costs of \$575.

Case: CE20100174

841 ARIZONA AVE
CARVALHO, PETER R & BISSON T

This case was first heard on 5/20/21 to comply by 8/19/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$1,350 and the City was requesting a 91-day extension.

Judge Purdy granted a 91-day extension, during which time no fines would accrue.

Case: CE20120615

943 NW 14 ST
COUTAIN, CAUSLEY M

This case was first heard on 5/20/21 to comply by 7/22/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Jorge Martinez, Building Inspector, recommended a 63-day extension.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

Case: BE20050351

1218 SW 20 ST
KAMINSKY, HEATHER S

This case was first heard on 2/18/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,050 and the City was requesting the fines be reduced to \$250 for administrative costs.

Judge Purdy imposed administrative costs of \$250.

Case: BE20050382

1317 NE 4 AVE
AGAPE CHURCH OF GOD INC

This case was first heard on 2/18/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,700 and the City was requesting the full fine be imposed.

Jorge Martinez, Building Inspector, requested reducing the fines to \$250.

Judge Purdy imposed administrative costs of \$250.

Case: CE20080507

1540 NW 11 WAY
CASADO, RODOLFO GUTIERREZ H/E
GUTIERREZ, JUDITH

This case was first heard on 6/17/21 to comply by 7/29/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy imposed the \$2,400 fine, which would continue to accrue until the property was in compliance.

Case: CE20110009

1901 NW 16 CT
ULYSSE, CARLINE

This case was first heard on 4/15/21 to comply by 7/15/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,100 and the City was requesting a 63-day extension.

Judge Purdy granted a 63-day extension, during which time no fines would accrue.

Case: CE20120122

436 SW 8 AVE
SWINDELL, ROBERT C

This case was first heard on 5/20/21 to comply by 7/22/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Judge Purdy granted a 35-day extension, during which time no fines would accrue.

Staff entered all withdrawn, complied and closed cases on page 15 into the record.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
TAM-VIO-21050009

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Respondent Non-Appearance


Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

There being no further business, the hearing was adjourned at 10:15 A.M.



Special Magistrate

ATTEST:



Clerk, Special Magistrate